



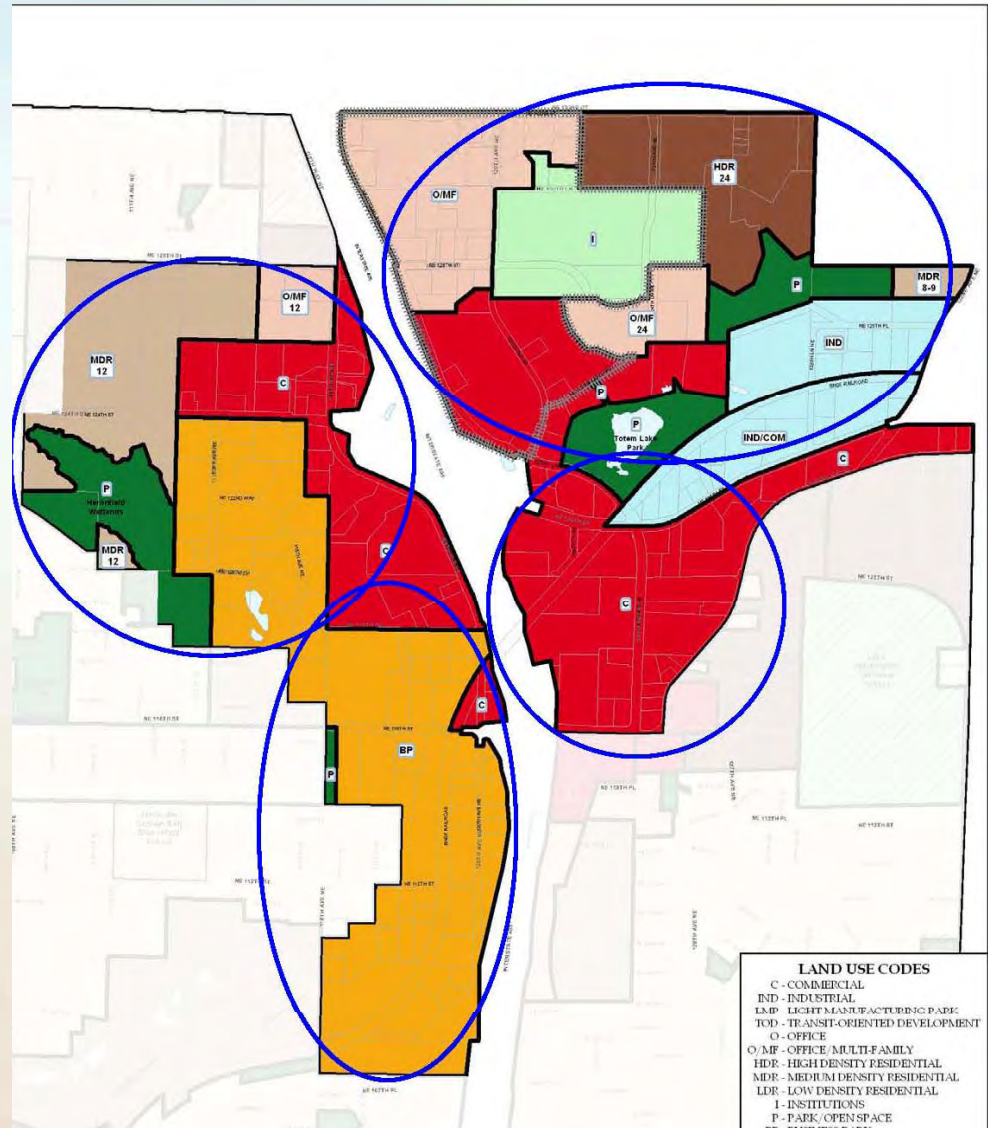
# **Planning for the Totem Lake Urban Center**

**September 16, 2010**

Totem Lake

# 2002 Totem Lake Plan

- City's “economic engine”
- Opportunities for growth in employment & housing
- 4 quadrants defined by I-405 & east/west arterials
- District constitutes:
  - 13% of City acreage
  - 11% of population
  - 36% of jobs
  - 31% of sales tax





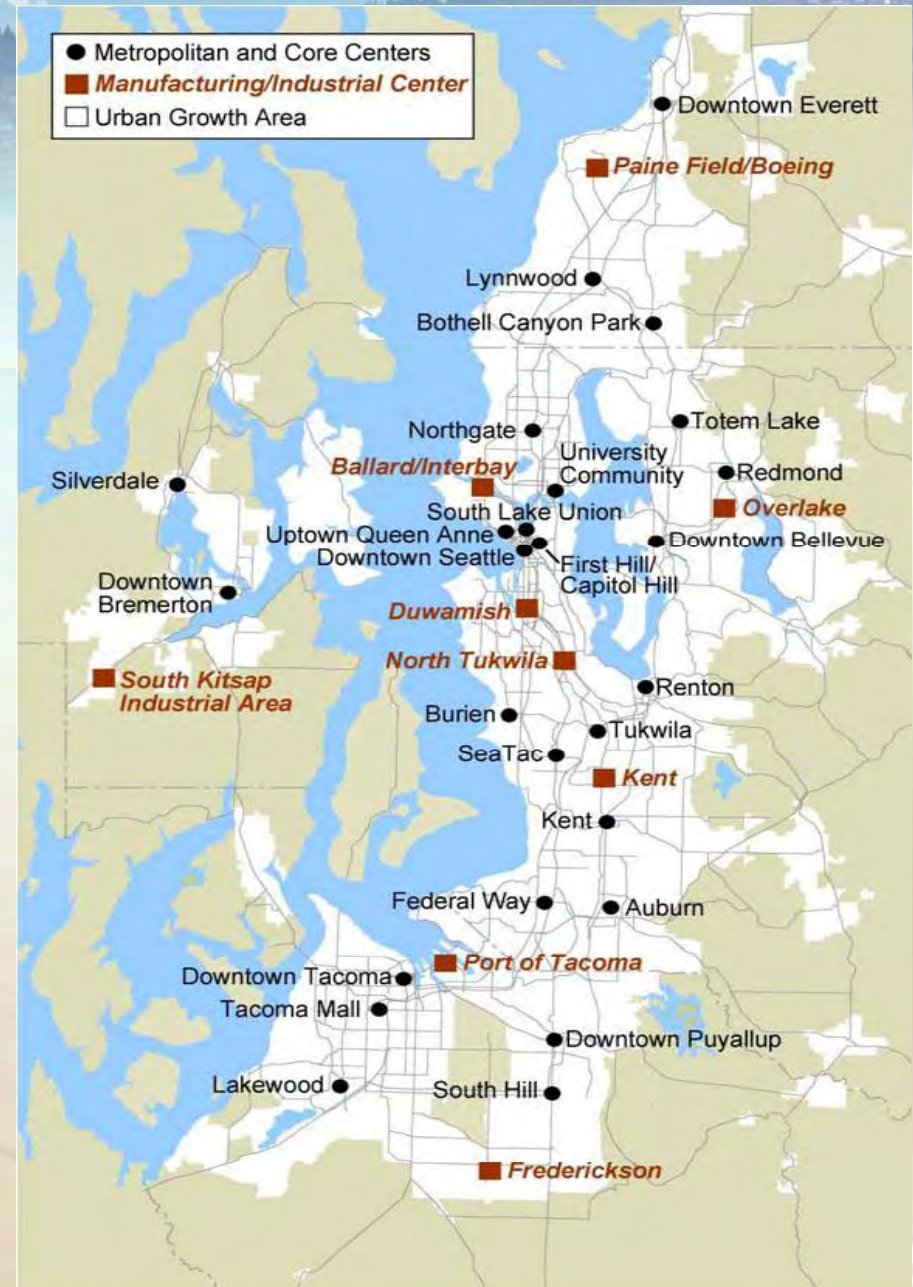
# Totem Lake Urban Center

Totem Lake designated as Urban Center by regional plans: King Co. CPPs & PSRC Vision 2040

Urban Centers are intended to attain densities of:

- 15 households per gross acre
- 50 employees per gross acre
- A minimum of 15,000 jobs within ½ mile of a transit center

Urban Centers have priority in regional transportation funding.



# Totem Lake Urban Center

Kirkland	City- Wide			Totem Lake Urban Center		
	2000	2007	2031 Target	2000	2007	2031 Target <i>ESTIMATED</i>
Area (acres)	6,653	6,653	11,520	860	860	860
<b>Population</b>	45,054	47,890	92,196	5,606	<b>5,544</b>	<b>9,800</b>
Population Per Gross Ac.	6.77	7.20	8.00	6.52	6.45	11
<b>Employment</b>	34,092	32,398	57,218	12,482	<b>11,938</b>	<b>29,000</b>
Employment Per Gross Ac.	5.12	4.87	4.97	14.51	13.88	33
Housing Units	21,831	23,720	44,490	3,165	3,314	6,000
Employees Per Housing Unit	1.56	1.37	1.29	3.94	3.60	5

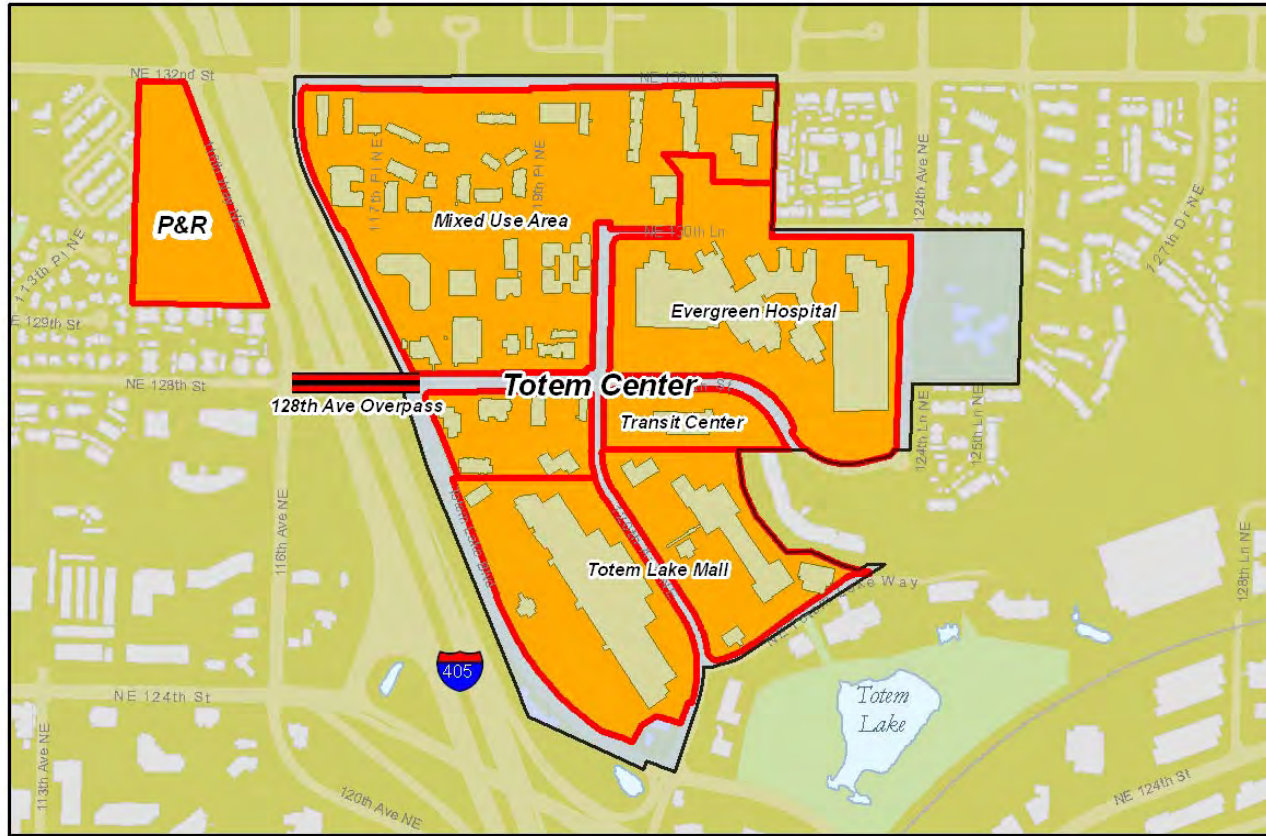
*Note: 2031 targets include Kirkland's annexation of areas in Kingsgate, Finn Hill and Juanita, effective 6/1/11.*





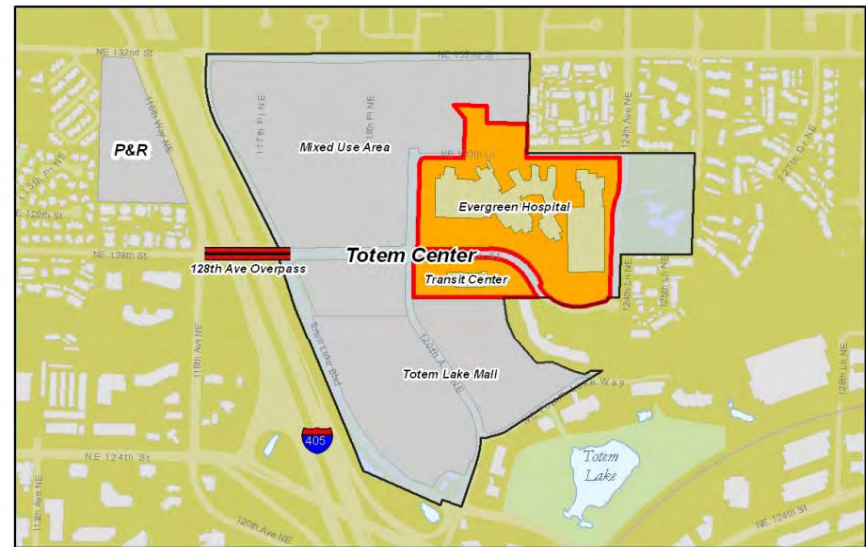
# Totem Center

- **Core of Totem Lake Urban Center**
- **Highest Densities/ incentives for redevelopment**



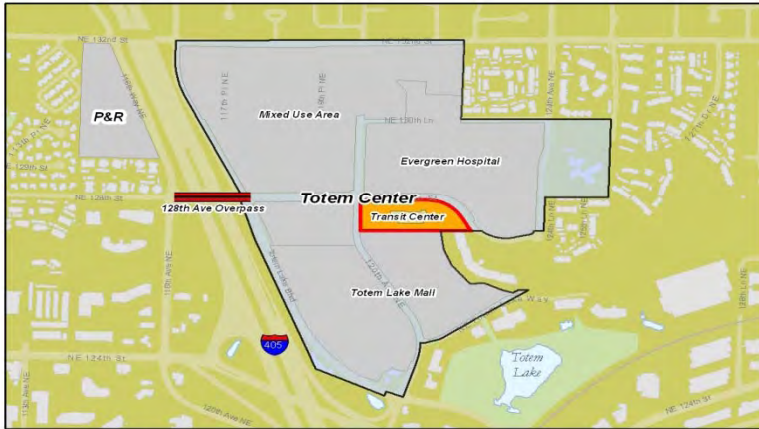
# Evergreen Hospital

- City's largest employer (3000+ employees)
- New Master Plan Adopted
- Increased height allowed (from 75' to 150') if new transit center located on site
- 9-story tower, emergency center, medical office bldg. & transit center developed
- 1.06 million square feet today, 1.2 million planned

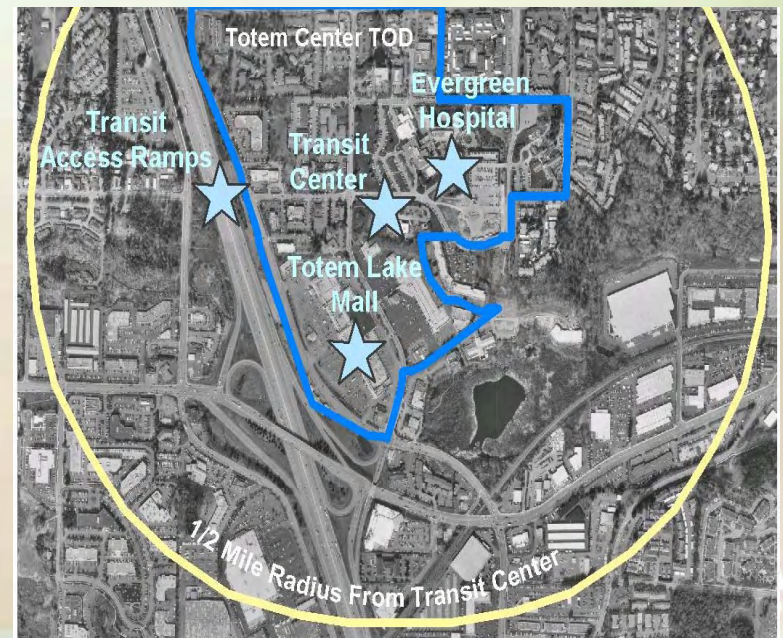




# Transit Center



- Co-located with two 5-story office buildings with 2 levels of below grade parking
- 6 bus bays, sheltered passenger waiting areas, bus layover space
- Located on NE 128<sup>th</sup> Street, walking distance to HOV ramps to I-405 & Kingsgate Park & Ride

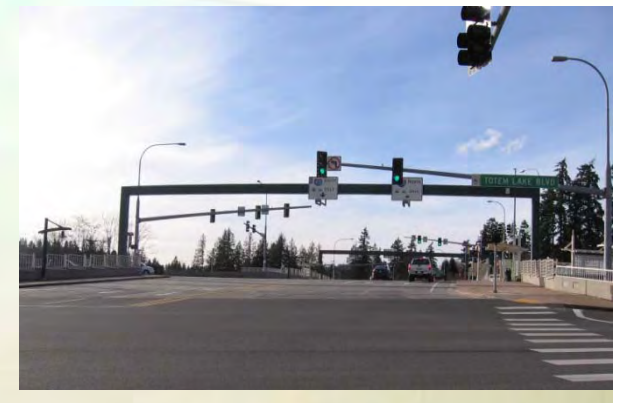
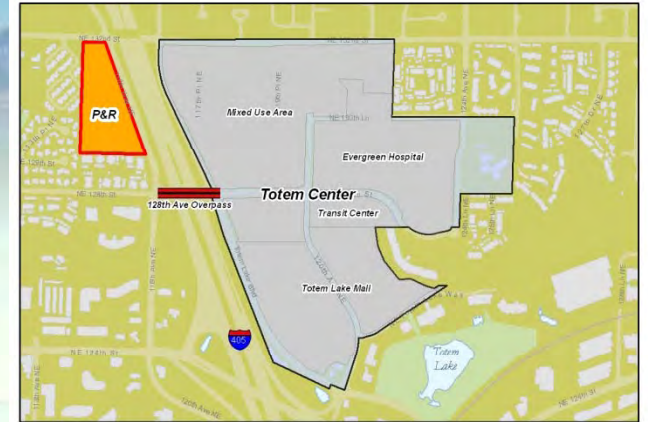


- Transit is a key to urban center status



# NE 128<sup>th</sup> Street Overpass & Freeway Station

- Provides direct access to/ from HOV lanes on I-405
- Served by ST Express & Metro Transit buses
- Pedestrian links to Kingsgate Park & Ride
- City added \$2 million to allow widening for general purpose traffic
- Cost: \$80.3 million





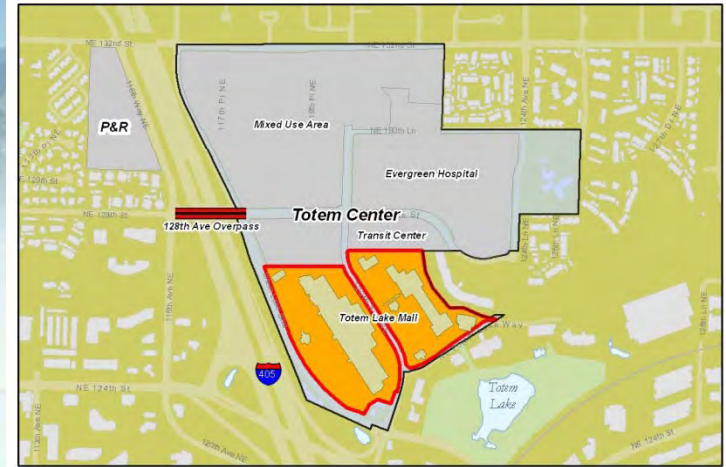
# Improvement to NE 128<sup>th</sup> Street

- **Street improvement from 120<sup>th</sup> Ave. NE to Totem Lake Blvd.**
- **Provides vehicular connection to overpass**
- **Provides pedestrian connection between hospital/ transit center & freeway station**



# Totem Lake Mall

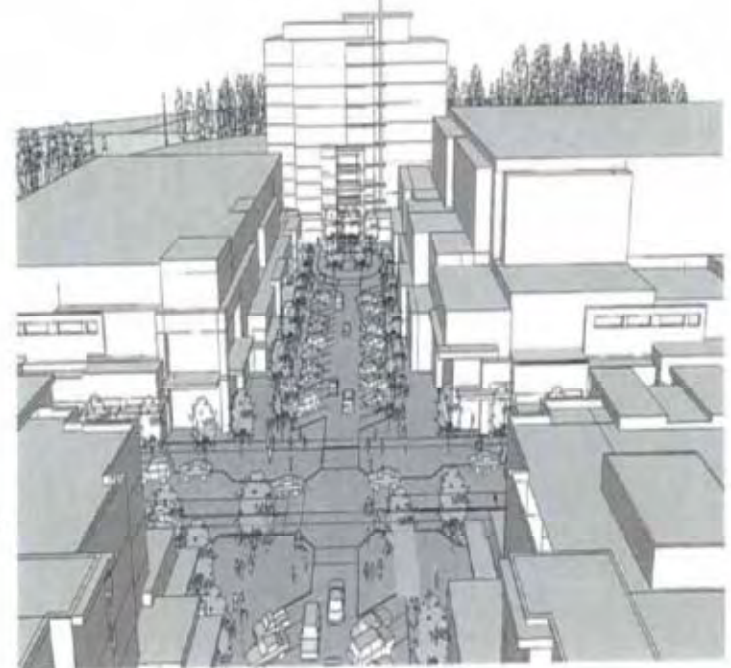
- Plan identifies 26 acre site as key redevelopment opportunity
- Worked with new property owner on regulations to promote mixed use redevelopment





# Totem Lake Mall Proposed Redevelopment

- **New regulations**
  - Increased height to 75'-135'
  - Ground floor retail with upper story office/ residential
- **Conceptual Master Plan approved through design review**
  - New east/west boulevard linking upper & lower malls
  - 1.0 M square feet of mixed use - office, cinema, retail & residential
- **City approved development agreement, committing \$15 M to fund road improvements**
- **Project now delayed**

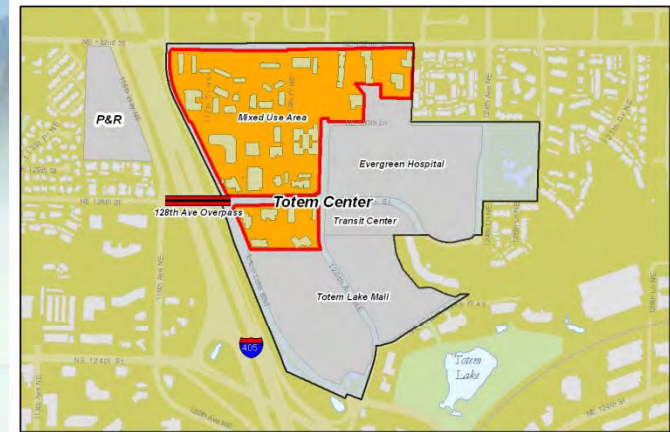




# Mixed Use Area

## West & North of Evergreen Hospital

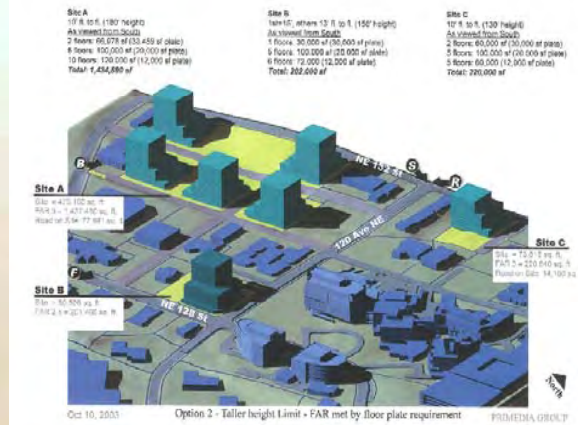
- Height up to 160' with:
  - Improvement of street grid
  - Smaller floors & tower separation
  - Min. 50 units/acre & 1.0 FAR
  - Min. 10% affordable housing



Oct 10, 2003

View S - Option 2 - FAR met by height requirement

PRIMEDIA GROUP



Oct 10, 2003

Option 2 - Taller height limit - FAR met by floor plate requirement

PRIMEDIA GROUP



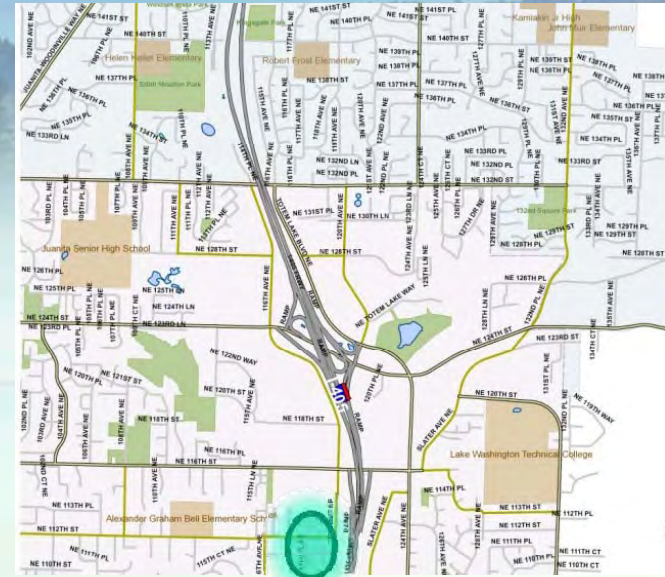
- Development Agreement with major property owner to provide future street grid





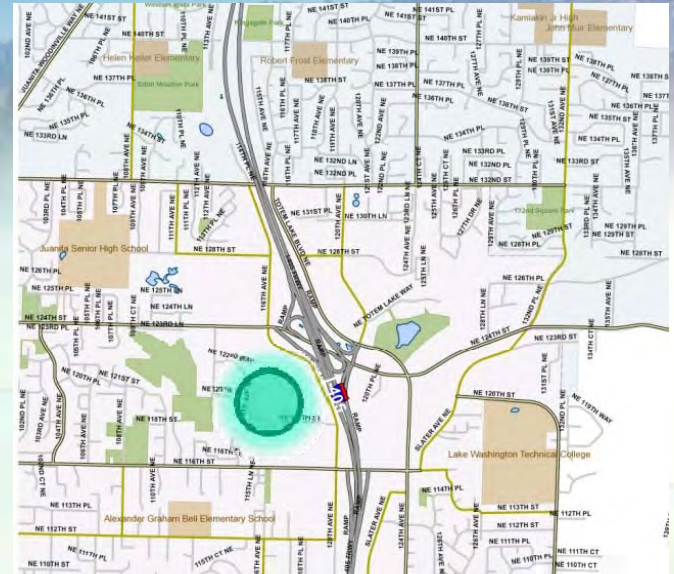
# Redevelopment of Par Mac Area

- South of NE 116<sup>th</sup> St. west of I-405
- Emphasis on transition to high tech/ office use from light industrial
- Heights up to 80'
- Some residential allowed:
  - Part of mixed use
  - Freestanding in some areas in west



# NE 124<sup>th</sup> St. Office Park

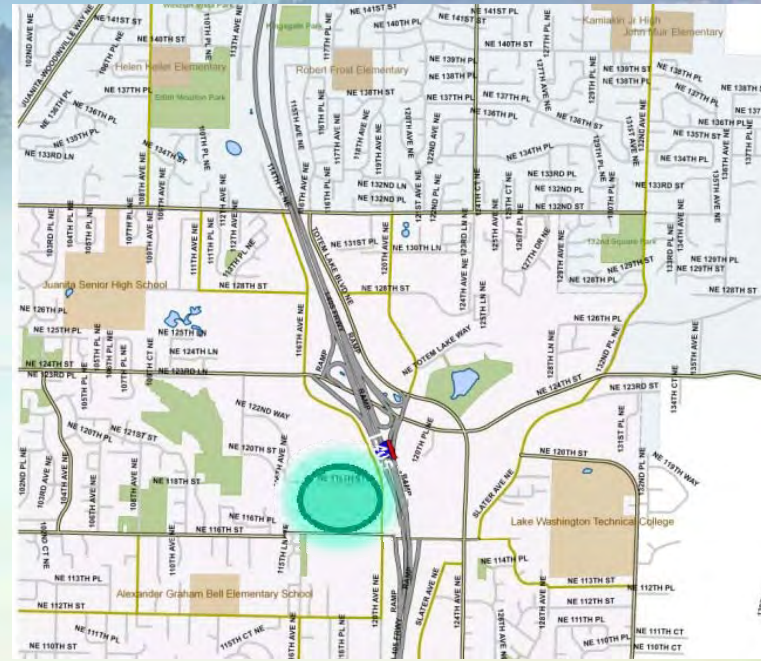
- I-405 office park provides space for variety of business types & sizes, e.g. engineers (Triad), architects, high tech, real estate (CBA) – individual buildings now being sold
- Touchstone development includes Marriot Hotel & office
- Restaurants along 124th





# Public Safety Building

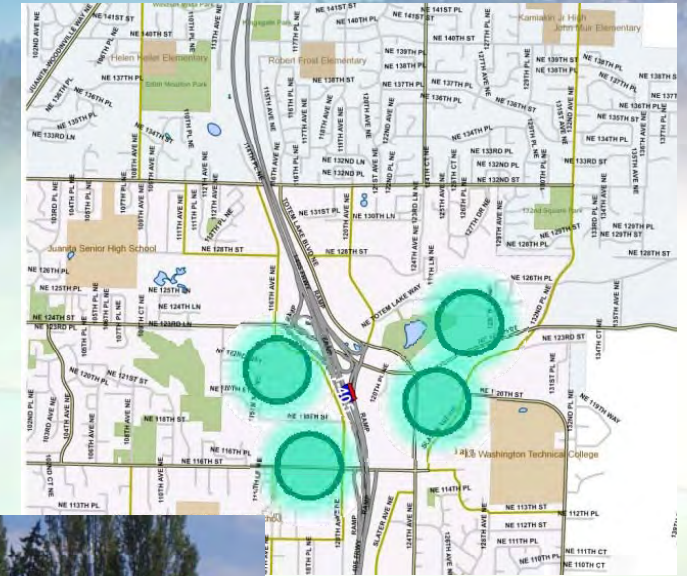
- City purchase of old Costco home Store
- To be remodeled for police headquarters & municipal court
- Establishes key public facility in new center of City





# Auto Dealers

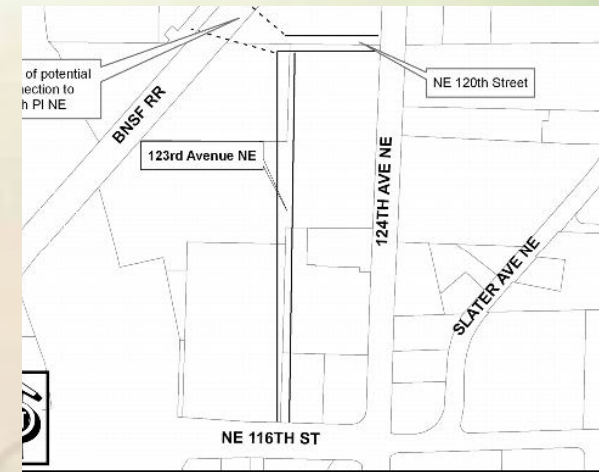
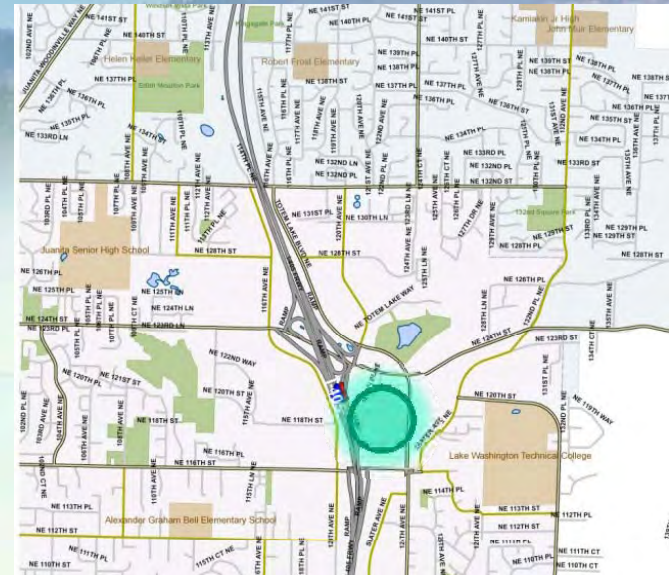
- Numerous dealerships throughout Totem Lake
- Valuable source of sales tax revenue for City





# Mixed Use Redevelopment Opportunities

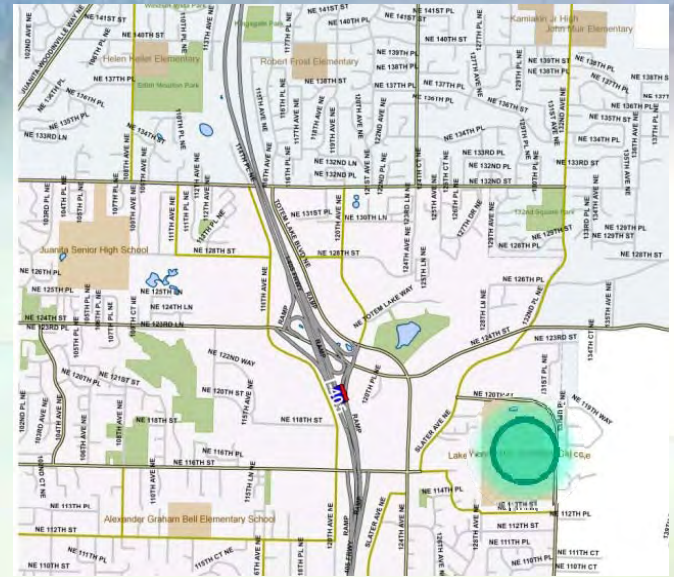
- Large block north of NE 126<sup>th</sup> St. and west of 124<sup>th</sup> Ave. NE
- Land aggregation & internal street grid incentivized
- Mixed use with retail use





# Lake Washington Technical College

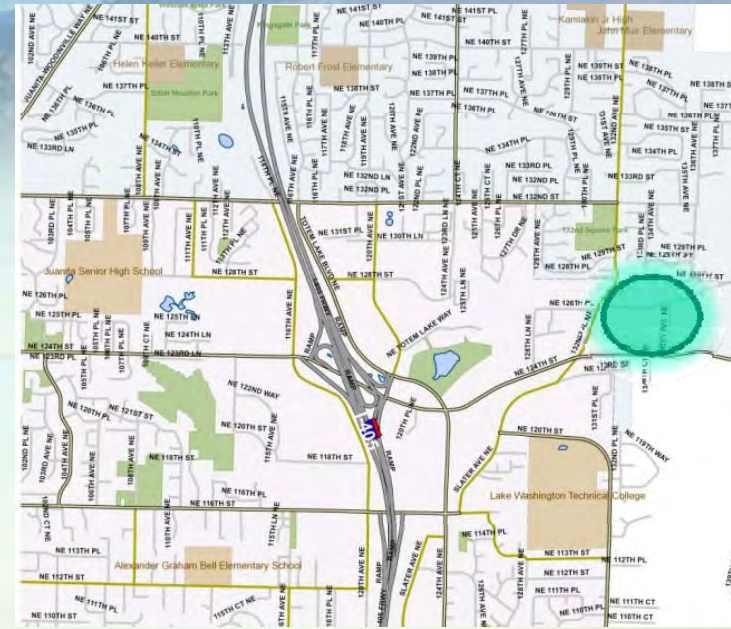
- Training programs for variety of occupations
- Expansion now underway – new allied health building
- New 4 yr. applied design program





# East Totem Lake Annexation Area

- East of 132<sup>nd</sup> Ave. NE north of NE 124<sup>th</sup> St.
- Will extend mixed light industrial/commercial zoning
- Are there other opportunities?





# Summary

- City has planned for growth
- Infrastructure improvements
- Some successes to date
- Opportunities for redevelopment
- Challenges ahead

